



Selwyn 2031

Draft
District
Development
Strategy
Summary

About the Selwyn 2031 District Development Strategy

Selwyn is one of the most dynamic, exciting parts of New Zealand to live in right now.

Our district has the fastest growing population in New Zealand, and also has the strongest economic and employment growth in New Zealand.

The district covers the area from the Southern Alps to the Canterbury coast between the Waimakariri and Rakaia rivers. It borders on Christchurch city and the areas close to the city, such as Rolleston, Prebbleton, Lincoln and West Melton have experienced particularly rapid growth since 2006. The number of people working in Selwyn has also increased significantly with the further development of businesses and institutions at Lincoln focused on innovation, agriculture, science and learning and the establishment of Izone Business Park in Rolleston.

Rural communities in Selwyn have also experienced growth and further economic and population growth is expected to be associated

with the development of the Central Plains Water scheme which will irrigate a large part of the Malvern plains area.

While development within Selwyn has been rapid, until now there has been no overall document to cover the whole district which identifies the level of growth expected in different areas, considers how townships relate to each other, and the need for new infrastructure in light of this.

Selwyn 2031 will provide a high level growth strategy for the district and provide a framework for future development. By taking a perspective which looks at the role of individual towns as part of a network – a broader and longer term view can be reached on what the demand and need for services are and what investment the Council should make in infrastructure. The Selwyn 2031 Strategy is focused on what Selwyn District Council can do under current legislation to manage population growth.

CONSULTATION AND SUBMISSION INFORMATION

You can view the full Selwyn 2031 District Development Strategy, and make an online submission at www.selwyn.govt.nz/haveyoursay. You can also pick up a copy of the Selwyn 2031 document, summary and a submission form from Council libraries and services centres.

To find out more about this project you can come along to one of our public meetings, which are being held at the following times:

- Leeston Library, Monday 28 April, at 7pm.
- Darfield Service Centre, Tuesday 29 April, at 7pm.
- Dunsandel Rugby Club, Wednesday 30 April, at 7pm.
- Springfield, Tawera Memorial Hall, Monday 5 May, at 7pm.
- Glentunnel Hall, Tuesday 6 May, at 7pm.
- Rolleston Community Centre, Thursday 8 May, at 7pm.

For information about this project please contact
Cameron Wood on 347 2811, email cameron.wood@selwyn.govt.nz or
Ben Rhodes on 347 2824, email benjamin.rhodes@selwyn.govt.nz.

Submissions close on 6 June 2014.



Township Network and Activity Centres in Selwyn

TOWNSHIP NETWORK

District Centre

- Estimated population range: 12,000+.
- Functions as the primary population, commercial and industrial base of the district.

Sub-District Centre

- Estimated population range: 6,000 – 12,000.
- Functions independently with a range of residential, commercial and industrial activities while providing support to surrounding Service and Rural Townships.

Service Townships

- Estimated population range 1,500 – 6,000.
- Function is based on providing a high amenity residential environment and primary services to Rural Townships and surrounding rural area.

Rural Townships

- Estimated population range: up to 1,500.
- Functions are based on village characteristics with some services offered to the surrounding rural area.

Special Character Areas

- Function is based on a historic settlement pattern associated with the presence of special amenity, natural or cultural values.

ACTIVITY CENTRES

Key Activity Centres (KACs) are key existing commercial/business centres identified as focal points for employment, community activities, and the transport network and which are suitable for more intensive mixed-use development. Four KACs are proposed - Rolleston, Lincoln, Darfield and Leeston.

Service Activity Centres (SACs) will provide goods and services to residents of the town as well as the wider rural area. However there will still be a reliance on the Key Activity Centres for larger scale businesses and more variety in retail and commercial activities. Two SACs are proposed - West Melton and Prebbleton.

Rural Activity Centres (RACs) are the smallest activity centres and are primarily focused on convenience of local residents with some services offered to the surrounding rural area. For more variety in retail and commercial activities these centres will rely on the Service Activity Centres or the Key Activity Centres. Four RACs are proposed - Castle Hill, Coalgate, Dunsandel and Southbridge.



STRATEGIC DIRECTION 1

A more sustainable urban growth pattern

Currently the highest demand for housing is in those areas of Selwyn closest to Christchurch City, which includes the townships of Rolleston, Lincoln, West Melton and Prebbleton. These areas are likely to continue to experience high rates of growth in the future and the Strategy recognises and allows for this growth to continue in line with the Land Use Recovery Plan which guides land use in the Greater Christchurch area following the Canterbury earthquakes.

In terms of the future distribution of growth, 80% of growth is expected to occur within the parts of Selwyn that are closest to Christchurch.

Household growth in Selwyn has been occurring in townships and to a lesser extent in rural areas. In areas close to the city the number of 'lifestyle' sections has also increased. In the future, the Council proposes in this Strategy to concentrate 80% of the household growth in townships,

with 20% of future growth happening in the rural areas of Selwyn. Historically around 75% of growth has been in urban areas and 25% in rural areas.

Concentrating urban growth within townships creates demand for new shops and facilities in these townships which enables them to prosper, generating more jobs and also offering more services to the community. It also reduces the cost of providing infrastructure for the whole community, as for example, water and wastewater pipes won't need to be extended outside of the town boundary as often. This living pattern is more sustainable as it helps to preserve our rural land for agricultural production and also reduces the amount of travelling people need to do to access services. While the strategy signals an intention to allow towns to grow more quickly than rural areas, people will still have the option of living in rural areas.

The strategy proposes that most growth will occur in areas closest to Christchurch where demand is highest and that most development will happen in townships.

Key Actions to implement this include:

- Develop Area Plans for Darfield and Leeston and their surrounds.
- Integrate the 'township network' approach into all strategic plans and give effect to overarching strategic planning documents like the Land Use Recovery Plan.
- Initiate a review of existing structure plans.
- Ensure that sufficient zoned land is available for urban growth in Selwyn and establish and implement a monitoring system for the uptake of existing zoned land.
- Undertake/update wastewater and water feasibility studies to accommodate growth as part of the preparation of Areas Plans.
- Implement CRETS (Christchurch Rolleston and Environs Transportation Study) projects in conjunction with the New Zealand Transport Agency.



STRATEGIC DIRECTION 2

A prosperous community

Area plans for Darfield and Leeston will be developed looking at what additional land and facilities these towns will need.

The focus of Selwyn 2031 is on creating an environment with supporting infrastructure which assists business and economic activity within Selwyn. Selwyn's economy is expanding rapidly, with around 1,200 new jobs created in 2012 - a 9.5% increase on 2011 employment levels. Future growth levels are likely to continue to be high, with continuing construction activity and the development of the Central Plains Water scheme.

Selwyn 2031 also has a focus on supporting self-sufficiency within Selwyn District. Currently \$3 out of every \$4 generated in Selwyn is spent outside the district, mostly in Christchurch. The Council's future focus will be on ensuring that there is sufficient commercial and industrial land in appropriate areas to support new businesses to establish in the future. This work will include developing Area Plans for Darfield and Leeston to help assess future commercial and industrial land and infrastructure requirements.

Looking at how the district can become more self-sufficient will also consider how townships relate to and support each other and what the function and character of different townships is. This does not mean that, for example every town will have a library, but it would look at how services and infrastructure need to be placed so that people within the district have reasonable access to services and that services and infrastructure are also developed where there is demand for them.

Undertaking transport planning and works to prepare for increasing traffic volumes and changing land use activities, while managing costs will be a focus for the future. Implementing a 'one network' approach for Selwyn, Christchurch and Waimakariri which has a focus on providing a transport network that recognises how people use roads, walkways and cycleways across these areas is also a goal.

Key Actions to implement this include:

- Define an Activity Centre network in the District Plan.
- Area Plans consider local commercial and industrial needs for services, recognise and provide for the impacts of the Central Plains Water scheme.
- Provide for additional retail and commercial development in line with the Selwyn Retail Assessment.
- Initiate a District Plan Business Activity Review.
- Implement a 'one network' approach to the development and maintenance of transport routes in conjunction with Christchurch and Waimakariri.



STRATEGIC DIRECTION 3

A great place to live

Selwyn's high population growth shows that our district is a desirable place to live. We want to ensure that Selwyn continues to be a great place to live in the future.

The role the Council plans to play to support quality of life includes continuing to develop guidelines and standards which include a high standard of design. Design guidelines consider issues such as ensuring that households have adequate space and light, that roading is safe and makes it easy to access properties, and that subdivisions have enough reserve land, and are attractively designed for their location.

In many areas of Selwyn, the range of housing options is limited. For example, in

Rolleston and Lincoln there are few small one or two bedroom homes but there is a demand for this type of home which will grow in the future as the population of our district ages. Equally, there are many homes on large sections but few more compact houses like townhouses. Selwyn 2031 will focus on developing more housing variety and choice for residents.

As our district grows it will continue to be important to maintain the character of individual townships. That includes retaining the things that are unique about different townships, such as the heritage character of Lincoln. This also includes enhancing biodiversity and recognising and protecting areas of significance to Tangata Whenua.

The Council will look at encouraging a greater range of housing options to be developed in the future including smaller and more compact housing.

Key Actions to implement this include:

- Promote and provide for a mix of housing options that provide choice on size, density and location of houses.
- Help Te Taumutu Runanga facilitate Papakainga housing.
- Require Outline Development Plans from developers showing how key attributes and features can be integrated into the subdivision design.
- Initiate a review of all Living Zones, including rural residential zones.
- In preparing Area Plans for Leeston and Darfield and surrounds consider existing zoned land and residential densities.
- Monitor and review the effectiveness of design guides and Outline Development Plans in achieving objectives about housing choice and design standards.



STRATEGIC DIRECTION 4

A strong and resilient community

- The Council plans to ensure a range of facilities, programmes and services are available for our residents in the future.

Our communities have demonstrated that they are strong and resilient, having come through the Canterbury earthquakes and a number of challenging weather events. They are also warm and welcoming to newcomers.

The Council provides community halls, libraries, parks, playgrounds and reserves, the Selwyn Aquatic Centre and we support community pools. The Council wants to continue to support the community by

helping organisations to be self-sufficient through providing facilities, funding and advisory services, and also providing services where appropriate.

We also want to continue to work with government agencies, businesses and community organisations to help improve the provision of community facilities, schools and support services for our residents as our population grows.

Key Actions to implement this include:

- Area Plans to identify community facility needs and location in relation to the township network.
- Implement the Council's Halls and Community Centres Strategy.
- Review the need and demand for Council Open Space and Recreation facilities.
- Consider the development of a Leeston Community Hall.
- Increased and proactive communication and collaboration with lead authorities on non-council social services and working parties with other agencies.
- Promote and facilitate recreation programmes.



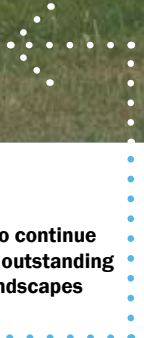
STRATEGIC DIRECTION 5

Sustainably managing our rural and natural resources

This Direction is focused on protecting the rural character of our district and our outstanding natural landscapes and encouraging biodiversity. We also want to support the Canterbury Water Management Strategy which aims to sustainably manage the region's freshwater and groundwater. The strategy is being led by Environment Canterbury, and locally, the Selwyn Waihora Zone Committee.

The Council proposes in this Strategy to concentrate 20% of future growth in the rural areas of Selwyn. Historically around 75% of growth has been in urban areas and 25% in rural areas. Allowing more of the future development in Selwyn to occur in townships helps preserve our rural land and enables it to be used for productive activity.

We want to continue to protect outstanding natural landscapes in Selwyn.



Key Actions to implement this include:

- Monitor Council provisions for protecting Outstanding Natural Landscapes.
- To protect the rural environment by consolidating most growth around townships. Developing an issues and options paper on whether the rural density of the Outer Plains should be modified.
- Proactively engage Te Taumutu Runanga and develop working partnerships in relation to the development of Council projects and documents.
- Seek to improve water quality in lakes and rivers through continued Stormwater Management Plans and improved drain maintenance and planting.
- Review the present management framework for biodiversity protection to determine how best to deliver on Council's responsibilities.

Selwyn Now

- Population over 45,000.
- We have more children but less older people than the New Zealand average. 22% of our population is under 15, and 11% is 65 or over.
- Over 5,400 businesses operate in Selwyn and more than 14,400 full time equivalent employees work in our district.

Selwyn in 2031

- Estimated population 74,636.
- 10,800 new households will have been established in Selwyn.
- The number of people over 65 will have increased to 20% of the total population.
- The population of Rolleston will be over 20,000.

MAKE A SUBMISSION

We value your comments about how Selwyn should develop in the future and what the Council should do to help ensure that Selwyn continues to be a great place to live and work in.

You can make a submission and read a copy of the full Selwyn 2031 strategy online at www.selwyn.govt.nz/haveyoursay. You can also pick up a submission form and a copy of the strategy at Council libraries/service centres.

Be sure to send your submission in by 6 June 2014.

Some of the questions we are asking people to think about when making a submission are:

- What do you think the priorities are for the future development of Selwyn?
- On the basis that most growth will happen in townships of Selwyn close to Christchurch, is there a need to undertake strategic planning to manage growth in the remainder of the district?
- On the basis that most growth will happen in townships rather than rural areas, is there a need to address subdivision or housing development in rural areas?
- What do you think of the Township network concept, which categorises townships according to their projected population size and their overall role within the district?
(See the map on page 2 of this document.)
- What do you think of the Activity centres network concept, which categorises townships according to their specific role of providing a focal point for business and community services?
(See the map on page 2 of this document.)
- What do you think of the district-wide self-sufficiency concept included in this strategy?
(See Strategic Direction 2.)
- Do you think that the Council should encourage a greater range of housing options in Selwyn in the future?
- What do you think of the section sizes, subdivision layout, pedestrian or cycleways or types of houses within new subdivisions?
- How do you think the Council should help to create a strong and resilient community?

